

**Sales Associate:** Bobbi Prescott, License# 603372  
**Broker of Record:** Sandy Olson, License# 527089

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Team Office: 6 W Main Street, Middletown, MD 21769  
Main Office: 5202 Presidents Court #310, Frederick, MD 21703

**Disclosure Package:**

**19 East Main Street  
Middletown, Maryland 21769**

- Listing Brokers Offer of Compensation
- Frederick County Property Report
- Plat
- Aerial lot lines from public records
- SDAT Record
- Current Tax Bill
- Inclusion & Exclusions Addenda
- Maryland Residential Property Disclosure and Disclaimer Statement
- Homeowners Insurance Disclosure
- General Addendum - Appraisal Order Timeline
- Notice to Buyer & Seller of Buyer's Rights & Seller's Obligations
- Frederick County Notices and Disclosures
- Disclosure of Information on Lead-Based Paint
- Maryland Lead Poisoning Program Disclosure
- MLS Errors Disclosure Statement
- Consent for Dual Agency
- Notification of Dual Agency Within a Team
- Affiliated Business Disclosure
- Home Improvements & Updates



Download these docs from here

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***PLEASE LEAVE THIS COPY AT THE PROPERTY***

*- these documents are available online, on the property website and in the MLS -*

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# Frederick County, Maryland

Property Report: 19 E MAIN ST  
MIDDLETOWN MD 21769



\* This data may not include the City of Frederick or other independent municipalities within Frederick County

## General Information

Municipality: Middletown  
 Tax Account: 1103150526  
 Tax Map/Parcel: 0500 /0692  
 Plat: [0099/0158](#)  
 Census Tract: 752601  
 Zoning \* : [Click here to view your zoning atlas page.](#)  
 Comprehensive Land Use\* : [Click here to view your comprehensive land use atlas page.](#)

## Voting Districts

Precinct: [03-002](#)  
 Legislative District: [04](#)  
 Congressional District: [6](#)  
 Council District: [1](#)

## Services Information

Recycle Day: [Red Wednesday](#)  
 Water Service: Yes  
 Sewer Service: Yes  
 Broadband: [National Broadband Map](#)

## School Districts

High: Middletown High  
 Middle: Middletown Middle  
 Elementary/Primary: Middletown Elementary  
 Middletown Primary

## Public Safety Information

Police District: [Frederick County Sheriffs Office](#)  
 Fire Station Number: 7  
 Fire Station: Middletown Volunteer Fire Company  
 Registered Sex Offenders Within 1/4 Mile: 1  
 Reported Crimes Within 1/4 Mile (2017) \* : 214  
 Hospital: [Frederick Health Hospital](#)

## Closest Points of Interest

Library: [Middletown](#)  
 Park: Heritage Park  
 Farmer's Market: [Middletown Farmer's Market](#)  
 Golf Course: Hollow Creek Golf Club  
 TransIT Service Within 1/4 Mile: No

## Historic Properties in the Area

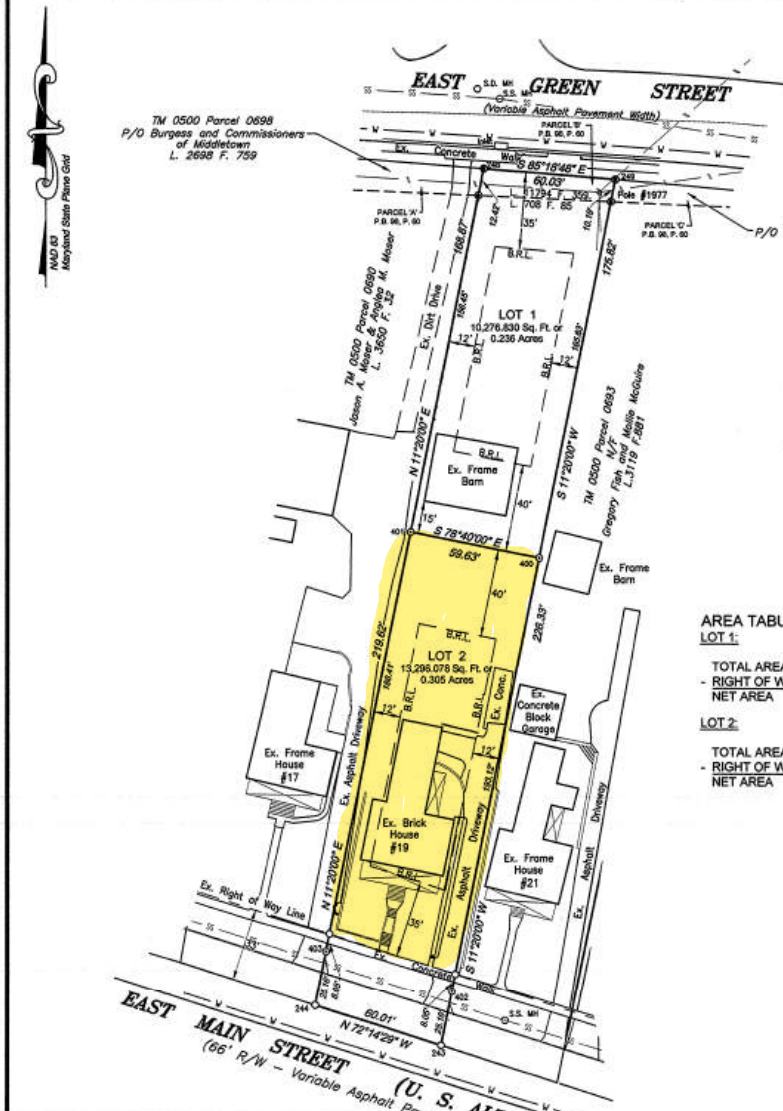
[Please visit the Maryland Inventory of Historic Properties to view further information on each site.](#)

F-4-039 / Middletown Historic District

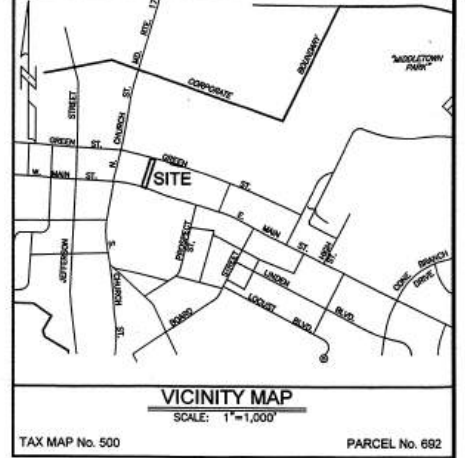
F-4-074 / Old National Pike Milestone No. 53

F-4-137 / Stonebraker & Harbaugh (Shafer Building, Rudy's Hall)

*This report was dynamically assembled from various layers of geographical information, some of which is not maintained by Frederick County GIS. This report may or may not accurately represent the source address completely and correctly. Any reliance on this data is at the sole risk of the user.*



POINT TABLE		
POINT	NORTHINGS	EASTINGS
243	647,607.560	1,158,800.980
244	647,625.862	1,158,743.832
248	648,006.769	1,158,820.175
249	648,001.864	1,158,890.009
400	647,829.477	1,158,945.458
401	647,841.198	1,158,798.990
402	647,832.227	1,158,805.924
403	647,650.530	1,158,748.776



Lot 2- 19 E Main St Parcel 03-150526

AREA TABULATION

LOT 1:		
TOTAL AREA	0.236 Acres	or 10,276.630 Sq. Ft.±
- RIGHT OF WAY AREA	0.000 Acres	or 0,000.000 Sq. Ft.±
NET AREA	0.236 Acres	or 10,276.630 Sq. Ft.±
LOT 2:		
TOTAL AREA	0.305 Acres	or 13,296.078 Sq. Ft.±
- RIGHT OF WAY AREA	0.046 Acres	or 1,980.255 Sq. Ft.±
NET AREA	0.259 Acres	or 11,315.823 Sq. Ft.±

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY THE BURGESS AND COMMISSIONERS OF MIDDLETOWN, A MUNICIPAL CORPORATION OF THE STATE OF MARYLAND, TO WILLIAM A. WILLIAMS AND BETTY A. WILLIAMS, BY DEED DATED APRIL 19, 2017, AND RECORDED AT LIBER 11794, FOLIO 359, AND ALSO BEING ALL OF THE LANDS CONVEYED BY DONALD A. FLEMING AND PATRICIA R. FLEMING, HIS WIFE, TO WILLIAM A. WILLIAMS AND BETTY J. WILLIAMS, HIS WIFE, BY DEED DATED JULY 17, 1964, AND RECORDED AT LIBER 708, FOLIO 65; BOTH OF WHICH ARE RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 1-16-106, 1979 EDITION, AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

12-20-2017 DATE  
 TIMOTHY G. WITPER, R.P.L.S., MD. REG. No. 319  
 LICENSE EXPIRES SEPT. 14, 2018  
 FOR SHELLY, WITTER & FOX

OWNER'S CERTIFICATION & DEDICATION

WE, WILLIAM A. WILLIAMS AND BETTY J. WILLIAMS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ACCEPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE PLANNING COMMISSION OF THE TOWN OF MIDDLETOWN, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE THE STREETS, WALKWAYS, AND OTHER EASEMENTS, TO PUBLIC USE, UNLESS OTHERWISE NOTED ON THIS PLAT.

WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT AS HEREON INDICATED:

AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-106 1974 EDITION, AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 1-16-106, 1979 EDITION, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

PLANS FOR COMMUNITY WATER AND SEWER SYSTEMS AND FOR A POINT SOURCE DISCHARGE HAVE BEEN APPROVED BY THE STATE OF MARYLAND DEPARTMENT OF THE ENVIRONMENT AND ALL LOTS WILL BE SERVED BY WATER AND SEWER. FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERS FOR SALE.

1/23/18 DATE  
 William A. Williams  
 WILLIAM A. WILLIAMS  
 1/23/18 DATE  
 Betty J. Williams  
 BETTY J. WILLIAMS

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS 23rd DAY OF January, 2018.

12/19/19 DATE  
 Timothy G. Witper  
 TIMOTHY G. WITPER  
 NOTARY PUBLIC  
 FREDERICK COUNTY, MARYLAND

OWNER/SUBDIVIDER  
 William A. Williams  
 Betty J. Williams  
 58 Sunrise Circle  
 Boonsboro, MD 21713  
 Phone: 240-613-4467

**SHELLY, WITTER & FOX**  
 ENGINEERS • SURVEYORS • PLANNERS

11142 WILLIAMSPORT PIKE  
 GREENCASTLE, PA 15225  
 (717) 537-4403  
 (717) 597-4430 FAX  
 SERVING PENNSYLVANIA, MARYLAND, WEST VIRGINIA & VIRGINIA  
 MD. TELEPHONE REG. NO. 10120-0023

APPROVED  
 MIDDLETOWN PLANNING COMMISSION

1-20-18 DATE  
 Cynthia R. Unsworth  
 For Mark Conroy  
 P.C. Chairman  
 APPROVING AUTHORITY

APPROVED  
 FREDERICK COUNTY HEALTH DEPARTMENT

THE USE OF COMMUNITY WATER AND SEWERAGE SYSTEMS CONFORMS TO THE FREDERICK COUNTY MASTER SEWERAGE AND WATER PLANS

1-29-19 DATE  
 Amy J. Magidally  
 APPROVING AUTHORITY

NOTES:  
 1. CURRENT ZONING - R-2 RESIDENTIAL.  
 2. A SIX FOOT DRAINAGE AND UTILITY EASEMENT IS TO BE RESERVED ON ALL RESULTING EXTERNAL LOT LINES.  
 3. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A REVIEW OF A COMMITMENT FOR TITLE INSURANCE. EASEMENTS, RIGHTS OF WAY OR OTHER SERVITUDES MAY EXIST ON SUBJECT PROPERTY OTHER THAN SHOWN HEREON.  
 4. SITE IS SERVED BY PUBLIC SEWER AND WATER FACILITIES.  
 5. THERE ARE NO FLOODPLAIN OR WETLAND AREAS ON SITE, PER TOWN OF MIDDLETOWN FLOODPLAIN AND WETLANDS MAP, FIGURE 3.1 DATED 03/10/2010.  
 6. THE FRAME BARN ON LOT 1 IS AN EXISTING NONCONFORMING ACCESSORY STRUCTURE TO THE SIDE YARD SETBACK WHICH IS NOT BEING CREATED BY THIS SUBDIVISION.  
 7. THE EXISTING BRICK HOUSE ON LOT 2 IS AN EXISTING NONCONFORMING PRINCIPAL STRUCTURE TO THE FRONT AND SIDE SETBACK WHICH IS NOT BEING CREATED BY THIS SUBDIVISION.

LEGEND  
 ● 5/8" RE-BAR W/ SW & FOX CAP (FOUND) (UNLESS SHOWN OTHERWISE)  
 ○ 5/8" RE-BAR W/ SW & FOX CAP (SET) (UNLESS SHOWN OTHERWISE)  
 □ CONCRETE MONUMENT  
 R-2 ZONING MIN. BLDG. RESTRICTION LINES (BRL)  
 FRONT: 35'  
 SIDE: 12'  
 REAR: 140'

DATE: 1-17-18  
 REVISIONS: REVISED OWNER'S CERTIFICATION AS PER HEALTH DEPARTMENT COMMENT  
 STATE OF MARYLAND  
 TIMOTHY G. WITPER  
 R.P.L.S.  
 1919  
 PROPERTY LINE SURVEYOR

PRELIMINARY - FINAL PLAT  
 LOTS 1 & 2  
 SUBDIVISION OF LANDS OF  
**WILLIAM A. WILLIAMS & BETTY J. WILLIAMS**

SITUATE ALONG THE SOUTH SIDE OF EAST GREEN STREET AND ALONG THE NORTH SIDE OF MAIN STREET (ALTERNATE U. S. ROUTE 40) TOWN OF MIDDLETOWN, MIDDLETOWN ELECTION DISTRICT No. 3 FREDERICK COUNTY, MARYLAND

DATE: December 13, 2017 SCALE: 1" = 40' P.S. PG. JOB NO. 2017-05862

P225 304

MSA 51244-15754

FILED  
 2018 JUN 30 P 3:21  
 SHERIFF'S OFFICE  
 CLERK  
 BY





Frederick County,  
Maryland

Search...

I want to...

Tools



Street/A...

0 30 60ft

Real Property Data Search ( )  
 Search Result for FREDERICK COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

**Special Tax Recapture:** None

**Account Number:** District - 03 **Account Identifier -** 150526

**Owner Information**

**Owner Name:** CANTY JON **Use:** RESIDENTIAL  
 CANTY ALLISON S **Principal Residence:** YES  
**Mailing Address:** 19 EAST MAIN ST **Deed Reference:** /12363/ 00379  
 MIDDLETOWN MD 21769-

**Location & Structure Information**

**Premises Address:** 19 E MAIN ST **Legal Description:** LT 2  
 MIDDLETOWN 21769- 13,296 SQ FT  
 WILLIAM A WILLIAMS & BETTY J WILLIAMS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
065B	3	0692	3030035.11	0000				2024	Plat Ref: 99/ 158

**Town:** MIDDLETOWN

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1910	3,130 SF		13,296 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	BRICK/	5	2 full/ 1 half		2020

**Value Information**

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2025	07/01/2026
<b>Land:</b>	87,300	105,700		
<b>Improvements</b>	394,300	565,200		
<b>Total:</b>	481,600	670,900	607,800	670,900
<b>Preferential Land:</b>	0	0		

**Transfer Information**

<b>Seller:</b> WILLIAMS WILLIAM A	<b>Date:</b> 04/13/2018	<b>Price:</b> \$399,900
<b>Type:</b> ARMS LENGTH MULTIPLE	<b>Deed1:</b> /12363/ 00379	<b>Deed2:</b>
<b>Seller:</b> WILLIAMS WILLIAM A	<b>Date:</b> 03/16/2018	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /12322/ 00216	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /00708/ 00085	<b>Deed2:</b>

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

**Special Tax Recapture:** None

**Homestead Application Information**

**Homestead Application Status:** No Application

**Homeowners' Tax Credit Application Information**

**Homeowners' Tax Credit Application Status:** No Application **Date:**

Treasurer of Frederick County  
 PO Box 4310  
 Frederick, MD 21705-4310  
 Office Hours: Mon-Fri, 8 am - 4 pm  
 Phone: (301) 600-1111



**FREDERICK COUNTY MD**

**REAL ESTATE TAXES AND FEES**

[www.frederickcountymd.gov/treasury](http://www.frederickcountymd.gov/treasury)

Levy Period	Parcel ID	Year	Bill Type	Occupancy	Bill No.	Bill Date
07/01/2025 - 06/30/2026	03-150526	2026	FY	PRINCIPAL RESIDENCE	2735678	07/01/2025

CANTY JON  
 CANTY ALLISON S  
 19 EAST MAIN ST  
 MIDDLETOWN, MD 21769

**Property Location**  
 19 E MAIN ST

**Property Description**  
 LT 2  
 13,296 SQ FT  
 WILLIAM A WILLIAMS & BET  
**Liber** 12363 **Folio** 379

Charges	Assessment/Units	Rate	Amount
STATE TAXES	607,800	.112000	680.74
COUNTY TAXES	607,800	1.110000	6,746.58
MIDDLETOWN TAX	607,800	.232000	1,410.10
SYSTEM BENEFIT CHG	1	88.000	88.00
	<b>TOTAL</b>		<b>8,925.42</b>
	<b>TOTAL DUE</b>		<b>8,925.42</b>

County Current Real Property Tax Rate	Preceding County Real Property Tax Rate	Difference
1.11	1.11	.0000

*If you have a mortgage, please verify payment of your taxes with your present mortgage company.*

**PLEASE SEE THE PAYMENT SCHEDULE BELOW FOR AMOUNT DUE.**

**FREDERICK COUNTY MARYLAND**

Parcel ID	Year	Bill Type	Bill No.
03-150526	2026	FY	2735678

**Return this coupon with your payment**

2nd Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
DEC	125.51	4,544.22
JAN	167.34	4,586.05
FEB	209.18	4,627.89

Check here if your address changed & enter changes on the reverse side

CANTY JON  
 CANTY ALLISON S  
 19 EAST MAIN ST  
 MIDDLETOWN, MD 21769

Make checks payable to:  
**Treasurer of Frederick County**

**DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE**

20820263027356781000043708880000000000

**FREDERICK COUNTY MARYLAND**

Parcel ID	Year	Bill Type	Bill No.
03-150526	2026	FY	2735678

**Choose payment option below**  
**Return this coupon with your payment**

Annual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-95.66	8,829.76
AUG	-47.84	8,877.58
SEP	0.00	8,925.42
OCT	84.54	9,009.96
NOV	169.12	9,094.54
DEC	253.66	9,179.08
JAN	338.20	9,263.62
FEB	422.76	9,348.18

1st Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-47.83	4,458.88
AUG	-23.92	4,482.79
SEP	0.00	4,506.71
OCT	42.71	4,549.42
NOV	85.44	4,592.15

Check here if your address changed & enter changes on the reverse side

CANTY JON  
 CANTY ALLISON S  
 19 EAST MAIN ST  
 MIDDLETOWN, MD 21769

Make checks payable to:  
**Treasurer of Frederick County**

**DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE**

20820263027356781000044588810000000000



DISCLOSURE OF INCLUSIONS/EXCLUSIONS, LEASED ITEMS, AND UTILITIES
ADDENDUM

UPON EXECUTION BY BUYER AND SELLER, THIS DOCUMENT WILL BECOME AN ADDENDUM TO THE CONTRACT OF SALE

SELLER'S DISCLOSURE made on 5/18/2026 ■ ADDENDUM to Contract of Sale dated
between Buyer Jon Canty and Seller Allison S. Canty
for Property known as 19 E. Main Street, Middletown, MD 21769

1. INCLUSIONS/EXCLUSIONS. Included in the purchase price are all permanently attached fixtures, including all smoke detectors (and, carbon monoxide detectors, as applicable). Certain other now existing items which may be considered personal property, whether installed or stored upon the property, are included if box below is checked.

- Checkboxes for various items: Alarm System, Ceiling Fan(s), Central Vacuum, Clothes Dryer, Clothes Washer, Cooktop, Dishwasher, Drapery/Curtain Rods, Draperies/Curtains, Electronic Air Filter, Exhaust Fan(s), Exist. W/W Carpet, Fireplace Screens/Doors, Fireplace Equipment, Freezer, Furnace Humidifier, Garage Opener(s), Garage remote(s), Garbage Disposal, Hot Tub, Equipment & Cover, Intercom, Microwave, Playground Equipment, Pool, Equipment & Cover, Refrigerator(s), w/ Ice Maker(s), Satellite Dish, Screens, Shades/Blinds, Storage Shed(s), Storm Doors, Storm Windows, Stove or Range, TV Antenna, Trash Compactor, Wall Mount TV Brackets, Wall Oven(s), Water Filter, Water Softener, Window A/C Unit(s), Window Fan(s), Wood Stove.

ADDITIONAL INCLUSIONS (SPECIFY): renovation supplies in the basement (wood trim, original window sashes, original pocket doors, extra paint and tiles, lightbulbs, appliance manuals - No value
ADDITIONAL EXCLUSIONS (SPECIFY): Saris in primary bath and above bay window in second floor bedroom

2. LEASED ITEM(S) INCLUDED:

- Checkboxes for leased items: Fuel Tank(s), Solar Panels, Alarm System, Water Treatment System, Other.

ADDITIONAL TERMS AND/OR INFORMATION REGARDING LEASED ITEM(S):

3. UTILITIES: WATER, SEWAGE, HEATING, AND AIR CONDITIONING (check all that apply):

- Checkboxes for utilities: Water Supply (Public/Well), Sewage Disposal (Public/Septic/Other), Heating (Gas/Electric/Oil/Heat Pump/Other), Hot Water (Gas/Electric/Oil/Other), Air Conditioning (Gas/Electric/Other).

Utility Service Providers: First Energy - Electric, City of Middletown - water, Sewage, Southern States - Natural Gas

All other terms and conditions of the Contract of Sale remain in full force and effect.

Signatures and dates for Buyer and Seller (Jon Canty and Allison S. Canty) on 5/18/2026.

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 19 E. Main Street, Middletown, MD 21769

Legal Description: LT 2 13,296 SQ FT WILLIAM A WILLIAMS & BETTY J WILLIAMS

NOTICE TO SELLER AND PURCHASER

Section 10-702 of the Real Property Article, Annotated Code of Maryland, requires the seller of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the seller is selling the property "as is" and makes no representations or warranties as to the condition of the property or any improvements on the real property, except as otherwise provided in the contract of sale, or in a listing of latent defects; or (b) a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing defects or other information about the condition of the real property actually known by the seller. Certain transfers of residential property are excluded from this requirement (see the exemptions listed below).

10-702. EXEMPTIONS. The following are specifically excluded from the provisions of §10-702:

- 1. The initial sale of single family residential real property:
A. that has never been occupied; or
B. for which a certificate of occupancy has been issued within 1 year before the seller and buyer enter into a contract of sale;
2. A transfer that is exempt from the transfer tax under §13-207 of the Tax-Property Article, except land installment contracts of sales under §13-207(a) (11) of the Tax-Property Article and options to purchase real property under §13-207(a)(12) of the Tax-Property Article;
3. A sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure;
4. A sheriff's sale, tax sale, or sale by foreclosure, partition, or by court appointed trustee;
5. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6. A transfer of single family residential real property to be converted by the buyer into use other than residential use or to be demolished; or
7. A sale of unimproved real property.

Section 10-702 also requires the seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

- (1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
(2) Would pose a direct threat to the health or safety of:
(i) the purchaser; or
(ii) an occupant of the real property, including a tenant or invitee of the purchaser.

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO SELLERS: Complete and sign this statement only if you elect to disclose defects, including latent defects, or other information about the condition of the property actually known by you; otherwise, sign the Residential Property Disclaimer Statement. You may wish to obtain professional advice or inspections of the property; however, you are not required to undertake or provide any independent investigation or inspection of the property in order to make the disclosure set forth below. The disclosure is based on your personal knowledge of the condition of the property at the time of the signing of this statement.

NOTICE TO PURCHASERS: The information provided is the representation of the Sellers and is based upon the actual knowledge of Sellers as of the date noted. Disclosure by the Sellers is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Sellers as to the condition of the property of which the Sellers have no knowledge or other conditions of which the Sellers have no actual knowledge.

How long have you owned the property? 9 yrs

Property System: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply [X] Public [ ] Well [ ] Other
Sewage Disposal [X] Public [ ] Septic System approved for (# of bedrooms) Other Type
Garbage Disposal [X] Yes [ ] No
Dishwasher [X] Yes [ ] No
Heating [ ] Oil [X] Natural Gas [X] Electric [X] Heat Pump Age 7 [ ] Other
Air Conditioning [ ] Oil [ ] Natural Gas [X] Electric [ ] Heat Pump Age 7 [ ] Other
Hot Water [ ] Oil [X] Natural Gas [ ] Electric Capacity Age 7 [ ] Other

**Please indicate your actual knowledge with respect to the following:**

1. Foundation: Any settlement or other problems?  Yes  No  Unknown

Comments: \_\_\_\_\_

2. Basement: Any leaks or evidence of moisture?  Yes  No  Unknown  Does Not Apply

Comments: \_\_\_\_\_

3. Roof: Any leaks or evidence of moisture?  Yes  No  Unknown

Type of Roof: \_\_\_\_\_ Age \_\_\_\_\_

Comments: roof new as of 2020

Is there any existing fire retardant treated plywood?  Yes  No  Unknown

Comments: \_\_\_\_\_

4. Other Structural Systems, including exterior walls and floors:

Comments: \_\_\_\_\_

Any defects (structural or otherwise)?  Yes  No  Unknown

Comments: \_\_\_\_\_

5. Plumbing system: Is the system in operating condition?  Yes  No  Unknown

Comments: \_\_\_\_\_

6. Heating Systems: Is heat supplied to all finished rooms?  Yes  No  Unknown

Comments: \_\_\_\_\_

Is the system in operating condition?  Yes  No  Unknown

Comments: \_\_\_\_\_

7. Air Conditioning System: Is cooling supplied to all finished rooms?  Yes  No  Unknown  Does Not Apply

Comments: \_\_\_\_\_

Is the system in operating condition?  Yes  No  Unknown  Does Not Apply

Comments: \_\_\_\_\_

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?

Yes  No  Unknown

Comments: \_\_\_\_\_

**8A. Will the smoke alarms provide an alarm in the event of a power outage?**  Yes  No

**Are the smoke alarms over 10 years old?**  Yes  No

**If the smoke alarms are battery operated, are they sealed, tamper resistant units incorporating a silence/hush button, which use long-life batteries as required in all Maryland Homes by 2018?**  Yes  No

Comments: \_\_\_\_\_

9. Septic Systems: Is the septic system functioning properly?  Yes  No  Unknown  Does Not Apply

When was the system last pumped? Date \_\_\_\_\_  Unknown

Comments: \_\_\_\_\_

10. Water Supply: Any problem with water supply?  Yes  No  Unknown

Comments: \_\_\_\_\_

Home water treatment system:  Yes  No  Unknown

Comments: \_\_\_\_\_

Fire sprinkler system:  Yes  No  Unknown  Does Not Apply

Comments: \_\_\_\_\_

Are the systems in operating condition?  Yes  No  Unknown

Comments: \_\_\_\_\_

11. Insulation:

In exterior walls?  Yes  No  Unknown

In ceiling/attic?  Yes  No  Unknown

In any other areas?  Yes  No Where? \_\_\_\_\_

Comments: \_\_\_\_\_

12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?

Yes  No  Unknown

Comments: \_\_\_\_\_

Are gutters and downspouts in good repair?  Yes  No  Unknown

Comments: \_\_\_\_\_

13. Wood-destroying insects: Any infestation and/or prior damage?  Yes  No  Unknown

Comments: \_\_\_\_\_

Any treatments or repairs?  Yes  No  Unknown

Any warranties?  Yes  No  Unknown

Comments: \_\_\_\_\_

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property?  Yes  No  Unknown

If yes, specify below

Comments: \_\_\_\_\_

15. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?

Yes  No  Unknown

Comments: \_\_\_\_\_

16. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property?  Yes  No  Unknown

If yes, specify below

Comments: \_\_\_\_\_

16A. If you or a contractor have made improvements to the property, were the required permits pulled from the county or local permitting office?  Yes  No  Does Not Apply  Unknown

Comments: obtained by Currey Custom homes for full renovation and additions

17. Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or Designated Historic District?  Yes  No  Unknown If yes, specify below

Comments: \_\_\_\_\_

18. Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association?

Yes  No  Unknown If yes, specify below

Comments: \_\_\_\_\_

19. Are there any other material defects, including latent defects, affecting the physical condition of the property?

Yes  No  Unknown

Comments: \_\_\_\_\_

NOTE: Seller(s) may wish to disclose the condition of other buildings on the property on a separate RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

The seller(s) acknowledge having carefully examined this statement, including any comments, and verify that it is complete and accurate as of the date signed. The seller(s) further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Seller(s) <sup>Signed by:</sup> Jon Canty Date 5/18/2026  
64EF4A924E8845B...

Seller(s) <sup>Signed by:</sup> Allison S. Canty Date 5/18/2026  
F08EF972151E433...

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Purchaser \_\_\_\_\_ Date \_\_\_\_\_





HOMEOWNER'S INSURANCE DISCLOSURE



Property Address: 19 E. Main Street, Middletown, MD 21769
Street Address City/State/Zip

To assist the buyer in securing a homeowner's policy, the Seller makes the following disclosure by checking the appropriate statement:

- 1. X I/We have filed no insurance claims, nor have any knowledge of any claims filed on the property listed above in the past five (5) years. I/We are not aware of any existing conditions that may lead to a claim against our homeowner's insurance policy.
2. I/We have filed insurance claim(s), or know that there has/have been claims made during the past five (5) years, either by me/us or by the previous owner(s).
3. I/We are aware of conditions that may lead to a future insurance claim.

If item number 2 and/or 3 are checked, please describe the facts of the claim and/or conditions that may lead to a claim:

Blank lines for describing claims and conditions.

The current insurance company is: USAA

Signed by: Jon Canty 5/18/2026
Seller's Signature/Date

Buyer's Signature/Date

Signed by: Allison S. Canty 5/18/2026
Seller's Signature/Date

Buyer's Signature/Date

Updated January 2021

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**GENERAL ADDENDUM**

Special provisions attached to and hereby made a part thereof, the Contract dated \_\_\_\_\_

on Lot LOT 2, Block \_\_\_\_\_, Subdivision \_\_\_\_\_,

19 E. Main Street, Middletown, MD 21769,

located in FREDERICK County, Maryland between

(Purchasers) \_\_\_\_\_

and (Sellers) Jon Canty Allison S. Canty

**ALL PARTIES UNDERSTAND AND AGREE THAT THE BUYER WILL HAVE THEIR LENDER ORDER THE**

**APPRAISAL FOR THE ABOVE MENTIONED PROPERTY WITHIN 10 DAYS OF CONTRACT**

**RATIFICATION WITH CONFIRMATION SENT BY EMAIL TO THE LISTING AGENT AT THE FOLLOWING EMAIL ADDRESS:**

BOBBIPRESCOTT@GMAIL.COM

Signed by: Jon Canty

Seller EF4A924E8845B...

Signed by: Allison S. Canty

Seller 11E08EF972151E433...

Purchaser \_\_\_\_\_

Purchaser \_\_\_\_\_

5/18/2026

Date \_\_\_\_\_

Date \_\_\_\_\_



**NOTICE TO BUYER AND SELLER OF BUYER'S RIGHTS AND SELLER'S OBLIGATIONS UNDER MARYLAND'S SINGLE FAMILY RESIDENTIAL PROPERTY CONDITION DISCLOSURE LAW**

ADDENDUM dated \_\_\_\_\_ to the Contract of Sale  
 between Buyer \_\_\_\_\_  
 and Seller Jon Canty Allison S. Canty for Property  
 known as 19 E. Main Street, Middletown, MD 21769.

NOTE: This notice does not apply to: (1) the initial sale of single family residential property which has never been occupied, or for which a certificate of occupancy has been issued within one year prior to the date of the Contract; (2) a transfer that is exempt from the transfer tax under Subsection 13-207 of the Tax-Property Article, except land installments contracts of sale under Subsection 13-207(a)(11) of the Tax-Property Article and options to purchase real property under Subsection 13-207(a)(12) of the Tax-Property Article; (3) a sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure; (4) a sheriff's sale, tax sale, or sale by foreclosure, partition or by court appointed trustee; (5) a transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust; (6) a transfer of single family residential real property to be converted by the buyer into a use other than residential use or to be demolished; or (7) a sale of unimproved real property.

Section 10-702 of the Real Property Article of the Annotated Code of Maryland ("Section 10-702") requires that a seller of a single family residential property ("the property") deliver to each buyer, on or before entering into a contract of sale, on a form published and prepared by the Maryland Real Estate Commission, **EITHER:**

- (A) A written property condition disclosure statement listing all defects including latent defects, or information of which the seller has actual knowledge in relation to the following:
- (i) Water and sewer systems, including the source of household water, water treatment systems, and sprinkler systems;
  - (ii) Insulation;
  - (iii) Structural systems, including the roof, walls, floors, foundation and any basement;
  - (iv) Plumbing, electrical, heating, and air conditioning systems;
  - (v) Infestation of wood-destroying insects;
  - (vi) Land use matters;
  - (vii) Hazardous or regulated materials, including asbestos, lead-based paint, radon, underground storage tanks, and licensed landfills;
  - (viii) Any other material defects, including latent defects, of which the seller has actual knowledge;
  - (ix) Whether the required permits were obtained for any improvements made to the property;
  - (x) Whether the smoke alarms:
    - 1. will provide an alarm in the event of a power outage;
    - 2. are over 10 years old; and
    - 3. if battery operated, are sealed, tamper resistant units incorporating a silence/hush button and use long-life batteries as required in all Maryland homes by 2018; and
  - (xi) If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, whether a carbon monoxide alarm is installed on the property.

"Latent defects" under Section 10-702 means material defects in real property or an improvement to real property that:

- (i) A buyer would not reasonably be expected to ascertain or observe by a careful visual inspection, and
- (ii) Would pose a threat to the health or safety of the buyer or an occupant of the property, including a tenant or invitee of the buyer;

**OR**

(B) A written disclaimer statement providing that:

- (i) Except for latent defects of which the seller has actual knowledge, the seller makes no representations or warranties as to the condition of the real property or any improvements on the real property; and
- (ii) The buyer will be receiving the real property "as is," with all defects, including latent defects, that may exist, except as otherwise provided in the contract of sale of the property.



At the time the disclosure or disclaimer statement is delivered to you ("the buyer"), you are required to date and sign a written acknowledgement of receipt on the disclosure or disclaimer statement which shall be included in or attached to the contract of sale.

Section 10-702 further provides that a buyer who receives the disclosure or disclaimer statement on or before entering into a contract of sale does not have the right to rescind the contract based upon the information contained in the disclosure or disclaimer statement.

You are hereby notified that, in certain circumstances, you have the right to rescind your contract with the seller if the seller fails to deliver to you the written property condition disclosure or disclaimer statement. Section 10-702 provides that a buyer who does not receive the disclosure or disclaimer statement on or before entering into the contract has the unconditional right, upon written notice to the seller or seller's agent.

- (i) To rescind the contract at any time before the receipt of the disclosure or disclaimer statement or within 5 days following receipt of the disclosure or disclaimer statement; and
- (ii) To the immediate return of any deposits made on account of the contract.

Your right to rescind the contract under Section 10-702 terminates if not exercised before making a written application to a lender for a mortgage loan, if the lender discloses in writing at or before the time application is made that the right to rescind terminates on submission of the application or within 5 days following receipt of a written disclosure from a lender who has received your application for a mortgage loan, if the lender's disclosure states that your right to rescind terminates at the end of that 5 day period.

Your rights as a buyer under Section 10-702 may not be waived in the contract and any attempted waiver is void. Your rights as the buyer to terminate the contract under Section 10-702 are waived conclusively if not exercised before:

- (i) Closing or occupancy by you, whichever occurs first, in the event of a sale; or
- (ii) Occupancy, in the event of a lease with option to purchase.

The information contained in the property condition disclosure statement is the representation of the seller and not the representation of the real estate broker or sales person, if any. A disclosure by the seller is not a substitute for an inspection by an independent professional home inspection company. You should consider obtaining such an inspection. The information contained in a disclosure statement by the seller is not a warranty by the seller as to the condition of the property of which condition the seller has no actual knowledge or other condition, including latent defects, of which the seller has no actual knowledge. The seller is not required to undertake or provide an independent investigation or inspection of the property in order to make the disclosures required by Section 10-702. The seller is not liable for an error, inaccuracy or omission in the disclosure statement if the error, inaccuracy or omission was based upon information that was not within the actual knowledge of the seller or was provided to the seller by a third party as specified in Section 10-702(i) or (j).

You may wish to obtain professional advice about the property or obtain an inspection of the property.

The undersigned buyer(s) and seller(s) acknowledge receipt of this notice on the date indicated below and acknowledge that the real estate licensee(s) named below have informed the buyer(s) and the seller(s) of the buyer(s)' rights and the seller(s)' obligations under Section 10-702.

		SIGNED BY: <i>Jon Canty</i>	5/18/2026
Buyer's Signature	Date	Seller's Signature	Date
		SIGNED BY: <i>Allison S. Canty</i>	5/18/2026
Buyer's Signature	Date	Seller's Signature	Date
		DocuSigned by: <i>Bobbi Prescott</i>	5/17/2026
Agent's Signature	Date	Agent's Signature	Date
		<b>Bobbi Prescott</b>	



## FREDERICK COUNTY NOTICES AND DISCLOSURES

This disclosure statement is attached to and hereby made a part of the Contract dated \_\_\_\_\_ between \_\_\_\_\_ (Buyer) and \_\_\_\_\_ (Seller) for the property located in the County of Frederick, State of Maryland, described as \_\_\_\_\_ 19 E. Main Street, Middletown, MD 21769 \_\_\_\_\_ (the "Property").

1. **MASTER PLANS AND ZONING ORDINANCES:** Buyers have the right to review any applicable master plans and zoning ordinances, including but not limited to: Frederick Municipal Airport Overlay Zone, Historic Preservation Overlay District, National Register of Historic Places, Livable Frederick Master Plan, Carroll Creek Overlay District, and Monocacy Scenic River Management Plan, or other maps and information relating to planned land uses, roads, highways and the location of parks and other public facilities affecting the property. This information may be found online or at most local, county or state offices such as Parks and Recreation, Planning and Zoning, etc.
  
2. **FREDERICK COUNTY RIGHT TO FARM ORDINANCE NO. 96-23-175:** FREDERICK COUNTY ALLOWS AGRICULTURAL OPERATIONS (as defined in the Frederick County Right to Farm Ordinance) WITHIN THE COUNTY. Buyer(s) may be subject to inconveniences or discomforts arising from such operations, including but not limited to: noise, odors, fumes, dust, flies, the operation of machinery of any kind during any 24-hour period (including aircraft), vibration, the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, and pesticides. Frederick County has determined that inconveniences or discomforts associated with such agricultural operations shall not be considered to be an interference with reasonable use and enjoyment of land, if such operations are conducted in accordance with generally accepted agricultural management practices. Frederick County has established an Agricultural Reconciliation Committee to assist in the resolution of disputes which might arise between persons in this County regarding whether agricultural operations conducted on agricultural lands are causing an interference with the reasonable use and enjoyment of land or personal well-being and whether those operations are being conducted in accordance with generally accepted agricultural practices. If you have any questions concerning this policy or the Reconciliation Committee, please contact the Frederick County Planning Department.
  
3. **SPECIAL TAXING DISTRICT OR COMMUNITY DEVELOPMENT AUTHORITY (CDA):** The property may be part of a Special Taxing District or Community Development Authority (CDA). There are Special Taxing Districts and CDAs in Frederick County, including but not limited to: Lake Linganore CDA, Urbana CDA, Brunswick Crossing, Lake Linganore-Oakdale CDA, Jefferson Tech Park, and others. For the most accurate and up-to-date information, please contact MuniCap, Inc. at (443) 539-4101.

**If this sale is subject to a tax or fee of a Special Taxing District or CDA, State law requires that the seller disclose to the buyer at or before the time the contract is entered into, or within 20 calendar days after entering into the contract, certain information concerning the property being purchased. The content of the information to be disclosed is set forth in §10-704 of the Real Property Article of the Maryland Annotated Code and includes the amount of the current annual tax or fee, the number of years remaining for the tax or fee, and a statement of whether any tax or fee against the property is delinquent.**

- The amount of the current annual tax or fee of the Special Taxing District or Community Development Authority on the property is \$ \_\_\_\_\_.
- The number of years remaining for the tax or fee of the Special Taxing District or Community Development Authority on the property is \_\_\_\_\_.
- Any tax or fee of the Special Taxing District or Community Development Authority against the property  is delinquent or  is not delinquent.


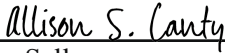
4. **NOTICE ON ZONES OF DEWATERING INFLUENCE:** The property may be located in a “Zone of Dewatering Influence.” Such a zone is defined under Maryland law as the area surrounding a surface pit mine in “karst” terrain (limestone and carbonate rock containing closed depressions, sinkholes, caverns, cavities, and underground channels), where groundwater has been depleted through pumping activities in the subject mine. Dewatering of karst terrain may result in gradual caving in or sinking of the surface of the land. Dewatering may also result in declining groundwater levels, which may affect the yield of wells on a property. The Maryland Department of the Environment (MDE) is required to provide on its website for use by the public a searchable map of established zones of dewatering influence. The MDE website can be accessed at <https://mde.maryland.gov/programs/LAND/mining/Pages/mapping.aspx>

A PURCHASER OF REAL PROPERTY LOCATED IN BALTIMORE COUNTY, CARROLL COUNTY, FREDERICK COUNTY, OR WASHINGTON COUNTY IS ADVISED TO CONTACT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT TO DETERMINE WHETHER THE REAL PROPERTY FOR PURCHASE IS LOCATED WITHIN A ZONE OF DEWATERING INFLUENCE. MARYLAND LAW PROVIDES CERTAIN REMEDIES FOR PROPERTY IMPACTED BY DEWATERING.

5. **MARYLAND PIEDMONT RELIABILITY PROJECT ELECTRIC POWER LINE:** This disclosure pertains to properties in Baltimore, Carroll, and Frederick Counties.

The Maryland Piedmont Reliability Project (“Project”) is a PROPOSED 500kV electric power line transmission system expected to cross BALTIMORE, CARROLL, AND FREDERICK COUNTIES. If this property is located in Baltimore, Carroll or Frederick County, it is strongly advised that you obtain further information from the websites below to determine whether the proposed transmission line will affect the property directly or indirectly. Project website: <https://corporate.pseg.com/aboutpseg/companyinformation/thepsegfamilyofcompanies/psegrenewabletransmission/mprp> Maryland Public Service Commission website: <https://www.psc.state.md.us/>

6. **FREDERICK COUNTY PUBLIC SCHOOL BOUNDARIES:** The Frederick County Public School boundaries and assignments are subject to change periodically. For more information and to verify school assignments, visit the Frederick County Public School website at <https://www.fcps.org/> or call 240-586-8454.

Signed by:			
	5/18/2026	_____	_____
<small>SELLER</small>	Date	Buyer	Date
Signed by:			
	5/18/2026	_____	_____
<small>SELLER</small>	Date	Buyer	Date



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DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Property Address: 19 E. Main Street, Middletown, MD 21769

SELLER/LANDLORD REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (SELLER/LANDLORD TO INITIAL APPLICABLE LINE): [Initials] / [Initials] housing was constructed prior to 1978 OR / date of construction is uncertain.

FEDERAL LEAD WARNING STATEMENT: A buyer/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may contain lead-based paint and that exposure to lead from lead-based paint, paint chips or lead paint dust may place young children at risk of developing lead poisoning if not managed properly Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller/landlord of any interest in residential real property is required to disclose to the buyer/tenant the presence of known lead-based paint hazards and to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession. A tenant must receive a federally approved pamphlet on lead poisoning prevention. It is recommended that a buyer conduct a risk assessment or inspection for possible lead-based paint hazards prior to purchase.

Seller's/Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) / Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) / Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) / Seller/Landlord has provided the purchaser/tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) / Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's/Tenant's Acknowledgment (initial)

(c) / Buyer/Tenant has received copies of all information listed in section (b)(i) above, if any.

(d) / Buyer/Tenant has received the pamphlet Protect Your Family from Lead In Your Home.

(e) Buyer has (initial (i) or (ii) below):

(i) / received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) / waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) / Agent has informed the Seller/Landlord of the Seller's/Landlord's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Signed by: [Signature] 5/18/2026
Seller/Landlord Date

Buyer/Tenant Date

Signed by: [Signature] 5/18/2026
Seller/Landlord Date

Buyer/Tenant Date

DocuSigned by: [Signature] 5/17/2026
Seller's/Landlord's Agent Date

Buyer's/Tenant's Agent Date

Bobbi Prescott



10/17



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MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE

Property Address: 19 E. Main Street, Middletown, MD 21769

MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE: Under the Maryland Lead Poisoning Prevention Program (the "Maryland Program"), any leased residential dwelling constructed prior to 1978 is required to be registered with the Maryland Department of the Environment (MDE). Detailed information regarding compliance requirements may be obtained at: http://www.mde.state.md.us/programs/Land/LeadPoisoningPrevention/Pages/index.aspx.

1. Seller hereby discloses that the Property was constructed prior to 1978;

AND
The Property \_\_\_\_\_ / \_\_\_\_\_ is or [Initial] / [Initial] is not registered in the Maryland Program (Seller to initial applicable line).

2. If the Property was constructed prior to 1978 and Buyer intends to lease the Property effective immediately following settlement or in the future, Buyer is required to register the Property with the Maryland Department of the Environment within thirty (30) days following the date of settlement or within thirty (30) days following the conversion of the Property to rental property as required by the Maryland Program.

3. If the Property is registered under the Maryland Program as indicated above, Seller further discloses to Buyer that an event as defined under the Maryland Program (including, but not limited to, notice of the existence of lead-based paint hazards or notice of elevated blood lead levels from a tenant or state, local or municipal health agency) (Seller to initial applicable line) \_\_\_\_\_ / \_\_\_\_\_ has; or \_\_\_\_\_ / \_\_\_\_\_ has not occurred, which obligates Seller to perform either the modified or full risk reduction treatment of the Property as required under the Maryland Program.

If such event has occurred, Seller (Seller to initial applicable line) \_\_\_\_\_ / \_\_\_\_\_ will; OR \_\_\_\_\_ / \_\_\_\_\_ will not perform the required treatment prior to transfer of title of the Property to Buyer.

ACKNOWLEDGEMENT: Buyer acknowledges by Buyer's initials that Buyer has read and understands the above Paragraphs. \_\_\_\_\_ / \_\_\_\_\_ (BUYER)

CERTIFICATION OF ACCURACY: The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Signed by: Jon Canty 5/18/2026
Seller Date Buyer Date

Signed by: Allison S. Canty 5/18/2026
Seller Date Buyer Date

DocuSigned by: Bobbi Prescott 5/17/2026
Seller's Agent Date Buyer's Agent Date

# MLS Errors

## Disclosure Statement

All Parties related to the sale of this property understand and accept that the MLS system used to relay pertinent information to others regarding this property may contain errors and inadvertent inaccuracies.

Information contained within an MLS data source should be considered a SECOND SOURCE of information which could have been pulled from inaccurate public records and other sources. It is the Buyer(s) & Seller(s) responsibility to ensure accuracy of all information contained within. MLS information is general in nature and indeed not a guarantee of 100% accuracy.

As a Seller, you acknowledge that you have reviewed the MLS printout prior to entering a sales/purchase contract with any Buyer and all information is to the best of your knowledge.

As a Buyer, you acknowledge that you have reviewed the MLS printout prior to entering into a purchase agreement with the Seller. You understand information contained within the MLS printout could contain errors and inadvertent inaccuracies.

Buyer _____	Date _____	Seller	<small>Signed by:</small> <i>Jon Canty</i>	Date	<u>5/18/2026</u>
			<small>64EF4A924E8845B...</small>		
Buyer _____	Date _____	Seller	<small>Signed by:</small> <i>Allison S. Canty</i>	Date	<u>5/18/2026</u>
			<small>F08EF972151E433...</small>		

Property Address 19 E. Main Street, Middletown, MD 21769

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STATE OF MARYLAND  
REAL ESTATE COMMISSION

## Consent for Dual Agency

*(In this form, the word "seller" includes "landlord"; "buyer" includes "tenant"; and "purchase" or "sale" includes "lease")*

### When Dual Agency May Occur

The possibility of Dual Agency arises when:

- 1) The buyer is interested in a property listed by a real estate broker; and
- 2) The seller's agent and the buyer's agent are affiliated with the same real estate broker.

### Important Considerations Before Making a Decision About Dual Agency

A broker or broker's designee, acting as a dual agent does not exclusively represent either the seller or buyer; there may be a conflict of interest because the interests of the seller and buyer may be different or adverse. As a dual agent, the real estate broker does not owe undivided loyalty to either the seller or buyer.

Before the buyer and seller can proceed to be represented by a broker acting as a dual agent, they must both sign Consent for Dual Agency. If the buyer has previously signed Consent for Dual Agency, the buyer must **affirm** the buyer's consent for the purchase of a particular property before an offer to purchase is presented to the seller. If the seller has previously signed Consent for Dual Agency, the seller must **affirm** the seller's consent for the sale of the property to a particular buyer before accepting an offer to purchase the property. The **affirmation** is contained on Page 2 of this form.

### Your Choices Concerning Dual Agency

In a possible dual agency situation, the buyer and seller have the following options:

1. **Consent in writing to dual agency.** If all parties consent in writing, the real estate broker or the broker's designee (the "dual agent") shall assign one real estate agent affiliated with the broker to represent the seller (the seller's "intra-company agent") and another agent affiliated with the broker to represent the buyer (the buyer's "intra-company agent"). Intra-company agents are required to provide the same services to their clients that agents provide in transactions not involving dual agency, including advising their clients as to price and negotiation strategy.
2. **Refuse to consent to dual agency.** If either party refuses to consent in writing to dual agency, the real estate broker must terminate the brokerage relationship for that particular property with the buyer, the seller, or both. If the seller terminates the brokerage agreement, the seller must then either represent him or herself or arrange to be represented by another real estate company. If the buyer terminates the brokerage agreement, the buyer may choose not to be represented but simply to receive assistance from the seller's agent, from another agent in that company, or from a subagent from another company. Alternatively, the buyer may choose to enter into a written buyer agency agreement with a different broker/company.

### Duties of a Dual Agent and Intra-Company Agent

Like other agents, unless the client gives consent to disclose the information, dual agents and intra-company agents must keep confidential information about a client's bargaining position or motivations. For example, without written consent of the client, a dual agent or intra-company agent may not disclose to the other party, or the other party's agent:

- 1) Anything the client asks to be kept confidential; \*
- 2) That the seller would accept a lower price or other terms;
- 3) That the buyer would accept a higher price or other terms;
- 4) The reasons why a party wants to sell or buy, or that a party needs to sell or buy quickly; or
- 5) Anything that relates to the negotiating strategy of a party.

**\* Dual agents and intra-company agents must disclose material facts about a property to all parties.**

### How Dual Agents Are Paid

Only the broker receives compensation on the sale of a property listed by that broker.

If a financial bonus is offered to an agent who sells property that is listed with his/her broker, this fact must be disclosed in writing to both the buyer and seller.

### Consent for Dual Agency

I have read the above information, and I understand the terms of the dual agency. I understand that I do not have to consent to a dual agency and that if I **refuse** to consent, there will not be a dual agency; and that I may withdraw the consent at any time upon notice to the dual agent. I hereby **consent** to have

RE/MAX Results act as a Dual Agent for me as the  
(Firm Name)

**Seller** in the sale of the property at: 19 E. Main Street, Middletown, MD 21769

**Buyer** in the purchase of a property listed for sale with the above-referenced broker.

<small>Signed by:</small> <u>Jon Canty</u> <small>Signature</small>	<u>5/18/2026</u> <small>Date</small>	<small>Signed by:</small> <u>Allison S. Canty</u> <small>Signature</small>	<u>5/18/2026</u> <small>Date</small>
---	---	--	---

### AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

# The undersigned **Buyer(s)** hereby affirm(s) consent to dual agency for the following property:

Property Address \_\_\_\_\_

Signature _____	Date _____	Signature _____	Date _____
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# The undersigned **Seller(s)** hereby affirm(s) consent to dual agency for the Buyer(s) identified below:

Name(s) of Buyer(s) \_\_\_\_\_

Signature _____	Date _____	Signature _____	Date _____
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**NOTIFICATION OF DUAL AGENCY WITHIN A TEAM**

Under Maryland law, a team that provides real estate brokerage services must consist of two or more associate brokers or salespersons, or a combination of the two, who:

1. work together on a regular basis;
2. represent themselves to the public as being part of one entity; and
3. Designate themselves by a collective name such as "team" or "group."

The team operates within a brokerage, and team members are supervised by a team leader as well as by the broker, and, if they work in a brokerage branch office, by the branch office manager.

The law permits one member of a team to represent the buyer and one member to represent the seller in the same transaction only if certain conditions are met. If both parties agree, the **broker** of the real estate brokerage with which the salespersons or associate brokers are affiliated or the **broker's designee** (the "dual agent") shall designate one team member as the intra-company agent for the buyer and another team member as the intra-company agent for the seller. No one else may make that designation.

**The law also requires that the buyer and seller each be notified in writing that the two agents are members of the same team, and that the team could have a financial interest in the outcome of the transaction in addition to any financial benefit obtained by selling one of the broker's own listings. THIS CONSTITUTES YOUR NOTICE OF THOSE FACTS.**

Dual agency may occur only if both parties consent to it, and sign the Consent for Dual Agency form prescribed by the Real Estate Commission. If you have concerns or questions about being represented by a team member when another team member represents the other party, you should address these to the broker or branch office manager before signing the Consent form.

This form must be presented to the buyer and seller at the time the real estate licensee presents the disclosure of agency relationships. For the seller, that should occur no later than when the seller signs the listing agreement. For the buyer, that should occur no later than the initial scheduled showing of the property, subject of this transaction.

**ACKNOWLEDGMENT OF RECEIPT OF NOTICE**

I/we acknowledge receipt of the Notification of Dual Agency within a Team.

Signed by: \_\_\_\_\_ DATE: 5/18/2026  
*Jon Canty*  
 64EF4A924E8845B...

Signed by: \_\_\_\_\_ DATE: 5/18/2026  
*Allison S. Canty*  
 F08EF972151E433...



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This form is intended for use by members only.



**BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT**

**Maryland**

To (Client's Name(s)): Jon Canty Allison S. Canty



Property Address: 19 E. Main Street, Middletown, MD 21769

Street City State Zip

From: RE/MAX Results ("Broker") and Agent: Bobbi Prescott

This is to give you notice that RE/MAX Results and Agent have business relationships (e.g. direct or indirect ownership interests, joint ventures and/or office leases) with the following title and closing settlement service providers: Community Title Network, LLC, as an independently owned settlement company. Because of these relationships, this referral may provide RE/MAX Results and/or Agent a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are **NOT** required to use the listed provider as a condition for purchase, sale, or refinance of the subject property. **THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.**

**TITLE INSURANCE CHARGES**

**Title Insurance Fees provided by Community Title Network, LLC:**

Owner's Title Insurance Policy: Estimated charges for Enhanced Coverage calculated per Thousand Dollars (per \$1,000) of sales price as follows:

**Maryland**

First \$250,000	\$ 6.15
\$250,001-\$500,000	\$ 5.25
\$500,001-\$1,000,000	\$ 4.50
\$1,000,001- \$5,000,000	\$ 3.55

Additional charges

Simultaneous issue of Lenders' Title Insurance Policy is \$200.00 per Loan Policy

Insured Closing Protection Letter is \$ 45.00 per Loan Policy.

Estimated owners' title insurance premiums (per \$1,000 of sales price) are provided above for "enhanced" coverage. Other options may be available, including less comprehensive "standard" coverage and a "reissue rate," which could reduce your charges

**Settlement Fees provided by Community Title Network, LLC:**

Buyer Settlement Fees: \$600- \$1,100 Seller Settlement Fees: \$450 -\$850

Additional service fees charged by 3<sup>rd</sup> party vendors for Title Abstracts generally range from \$110-\$300 and for Location Surveys generally range from \$250- \$600.

**ACKNOWLEDGMENT**

I/we have read this disclosure form, and understand that RE/MAX Results and Agent are referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

Signed by:

Jon Canty

Signature

5/18/2026

Date

Signed by:

Allison S. Canty

Signature

5/18/2026

Date

**BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT  
Maryland**



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\_\_\_\_\_/\_\_\_\_\_  
Signature Date

\_\_\_\_\_/\_\_\_\_\_  
Signature Date

We purchased the house in 2018 from Bill Williams who had lived there with his family for 53 years. We became only the 3rd family to own the property. Bill had kept the house in beautiful condition (roof notwithstanding), but had not installed modern HVAC, nor replaced the knob and tube wiring.

Following is a list of the upgrades and additions we made.

#### Interior

- Worked with local Mennonite craftsmen to match all new millwork to the existing original wood trim throughout the house
- Interior privacy shutters were added in the 1970's - we refinished them and kept them in use
- Around \$13,000 in luxury lighting fixtures from Circa lighting - This has to be closer to \$30k maybe it was covid discounts? My number is from the invoice. We did get several hundred dollars discounted tho.
- Expanded the entryways to the family room and library
- Converted a front parlor into a library with built-in shelves and custom lighting
- Created a "secret" room behind a shelf in the library
  - This is a speak easy with a built-in, solid wood bar, a wet bar and beverage fridge
  - Wainscoting and ceiling paneling was done by a local craftsman
  - High-end natural fiber wall coverings, and emerald lava stone tiling
- Created a new stairway to the third floor to extend and match the existing main stairwell
- Created a larger, open family room from 2 adjacent parlors
- Custom kitchen added in an addition to the house
  - High end appliances from Bray & Scraff
  - Custom steel beam scissor trusses
  - Exposed red brick is the old exterior from before the addition
  - The white "brick" is ceramic tile
  - All custom solid wood Cabinetry built and installed by local Mennonite craftsmen
  - The white counters are durable Quartz
  - Central island is granite
- Media
  - The house is wired with speakers in most rooms' ceilings, with 6 dedicated Sonos amps in the basement (Dining & Kitchen, Master floor, kid room #1, kid room #2, etc.,)
  - RJ 45 wall connectors to basement media rack
  - Multifloor wireless receivers connected to basement media rack.
  - Modern outlets with USB connectivity in living and bedrooms
- Carved an existing bedroom into 2 new bathrooms, to create an ensuite for front East bedroom, and a shared full bathroom for the 2nd floor
- Converted the only original bathroom in the house into a unique, custom laundry room on the 2nd floor
  - Marble counter tops
  - More storage

- Created another “secret” space behind new built-in shelving in the office
- Installed solid wood built-in shelving with a custom Murphy bed/work table in the rear West bedroom
- Installed a built-in bench/daybed in the bay-window of the front East bedroom
- Finished the attic to create a unique master suite
  - Reinforced the flooring to support a living level, as opposed to a storage space
  - Reclaimed oak wood flooring
  - Private dressing room with storage, laundry chute, and a separate stair to the office below
  - Maintained the original wall surface on the inner surface of the exterior walls
  - Maintained the original brick of the exposed chimneys
  - Sealed all original surfaces to keep them from flaking or crumbling
  - Spa-like bathroom with a room dedicated to a hidden soaking tub
- Multi-coat painting throughout

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## Exterior

- Replaced original slate roof with a hand-tooled metal roof (Hartman Roofing)
- Replaced all gutters
- Replaced all existing exterior windows with energy efficient wooden sash windows
- Replaced decking on Porch and balcony with durable, low maintenance composite decking
- Created outdoor living space at the side of the house with a stamped concrete courtyard, landscaping, covered wood burning fireplace, custom wood garbage bin storage
  - The stones for the fireplace were locally sourced to match the large stones in the foundation of the house
  - The scissor trusses in the roof of the covered portion were custom made to match the scissor trusses in the adjacent kitchen
  - New storm door to basement
- Multi-coat painting on non-facade brick and balustrades

## HVAC

- Each floor has its own dedicated high-end Carrier HVAC unit. We have allergies, so we splurged on hospital grade air filtering.
- Radiant floor heating for comfort in the kitchen, family room and all bathrooms
- Smart thermostat on each floor

## Plumbing

- All pipes were replaced with new copper pipes
- \$14,000 worth of high-end tubs, Japanese toilets and plumbing fixtures from Frederick Noland

## Electrical

- Entirely new as of 2020!
- Central Vac added